SALE OF ASSETS

Om Pizzas and Eats India Private Limited, the company under liquidation intends to sell trade receivables available as per the records of the company.

The liquidation value of the trade receivables as per the valuation report is Rs.14,22,110.50. The liquidator had issued notices for sale of the assets several times pursuant to Regulation 33 of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016. The Reserve Price for trade receivables is Rs.6,99,785.02 with an incremental bid of Rs.5,000/-.

You may contact the liquidator for the details of the assets.

The last date for submission of expression of interest is **Thursday, 15th December 2022.**

Contact: CS Hari Babu Thota – Liquidator
Address: #41/1, 2nd Floor, 11th Cross 8th Main, 2nd Block,
Jayanagar, Bengaluru – 560 011
Mob.: 9740237291, Email ID: omplibc@gmail.com

DEBTS RECOVERY TRIBUNAL, DEHRADUN

Government of India, Ministry of Finance, Deptt. of Financial Services
2nd Floor, Paras Tower, Mazra, Saharanpur Road, Dehradun, UK-248171

PUBLICATION NOTICE IN O.A. No. 453 OF 2021

(SUMMONS UNDER SUB-SECTION (4) OF SECTION 19 OF THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993, READ WITHSUB-RULE (2A) OF RULE 5 OF THE DEBT RECOVERY TRIBUNAL (PROCEDURE) RULES, 1993 AS AMENDED FROM TIME TO TIME)

Dy No. 1216 **Date: 26.10.2022**

Central Bank of India Vs M/s RB Traders & Ors.

To,

1. M/s R B Traders, through its proprietor Mr. Mukesh Kumar Gangotri Vihar, Behat Road, Saharanpur, UP. 247001
2. Mr. Mukesh Kumar S/o Late Sh. Ravi Prakash, House No.11, Pradeep Vihar Colony, Mohammadpur Mafi, Galira Road, Khand -3, Saharanpur, UP. 247001.
3. Mrs. Rekha Agarwal W/o Late Sh. Ravi Prakash, House No. 177, Pradeep Vihar Colony, Mohammadpur Mafi, Galira Road, Khand -3, Saharanpur, UP. 247001.

Whereas the above named Applicant Bank has instituted **OA No. 453 of 2021** against you for recovery of debts of **Rs. 25,97,418.08/- in which** Hon'ble Tribunal was pleased to issue Summons/Notice U/s 19(4) of the Recovery of Debts and bankruptcy Act, 1993 and was listed before the **Registrar** on **25.10.2022.**

Whereas, it has been shown to the satisfaction of the Tribunal that it is not possible to serve you in ordinary way. Therefore, this notice is given by way of this publication directing you to appear in person or through your duly authorized agent or legal practitioner before the Tribunal on **12.12.2022** Further, you are required to show cause as to why the relief(s) prayed for in OA should not be granted and to file reply, if any, in your defence in a paper book form in sets and produce all the documents and affidavits under which your defence or claim for set off, counter claim, in this Tribunal personally or through your duly authorized agent or legal practitioner within 30 days from the date of the publication of this notice.

Take notice that in case of default of your appearance on the specified day and time before the Tribunal, the case shall be heard and decided in your absence.

Given under my hand and seal of this Tribunal on this the **26th day of October, 2022.**

By order of Tribunal
Registrar, Debts Recovery Tribunal, Dehradun

Form No. 3 [See Regulation-15 (1) (a)]/16(3)]

DEBTS RECOVERY TRIBUNAL CHANDIGARH (DRT 2)
1st Floor SCO 33-34-35 Sector-17 A, Chandigarh (Additional space allotted on 3rd & 4th Floor also)

Summons under sub-section(4) of section 19 of the Act, read with sub-rule (2A) of rule 5 of the Debt Recovery Tribunal (Procedure) Rules, 1993.

Case No.: OA/1022/2021 **Exh. No.: 13348**

HDFC Bank VS ORION AUTOMOBILES PVT LTD

To, (1) Orion Automobiles Pvt Ltd Having Registered Office At AE-88, Shalimar Bagh, New Delhi - 110088 Gurgaon, Haryana Also At. M/s Orion Automobiles Pvt Ltd B-31-32 Industrial Estate (IDC) Opposite Sector-14 Mehrauli Road Gurugram, Haryana **(2) Rohit Chaddha** S/o Gulshan Chaddha AE-88 Shalimar Bagh New Delhi Also At. S/o Gulshan Chaddha B-31-32 Industrial Estate(idc) Opposite Sector -14 Mehrauli Road Gurugram, Haryana Also At. S/o Gulshan Chaddha AM-4 Shalimar Bagh New Delhi Also At. S/0 Gulshan Chadha AP-49 Shalimar Bagh New Delhi Also At. Anuja Aggarwal Wife Of Rajesh Aggarwal C/o Traqr Technologies Private Limited C-11 C, 1st Floor Super Mart I, DLF Phase - 4, Gurgaon Haryana - 122009. Also At. Anuja Aggarwal Wife Of Rajesh Aggarwal C/o Traqr Technologies Private Limited 329-331, Galleria Tower, 4, Dlf Phase - IV, Sector - 28, Gurgaon Haryana - 122009. **(3) M/s Adtv Communications Private Limited** (Formerly Known As Aez Infratech Private Limited) Registered Office - B-8, Basement Floor, Ansal Tower, 38, Nehru Place, New Delhi - 110019.

SUMMONS

WHEREAS, OA/1141/2020 was listed before Hon'ble Presiding Officer/Registrar on **06/10/2022.** Whereas this Hon'ble Tribunal is pleased to issue summons/ notice on the said Application under section 19(4) of the Act, (OA) filed against you for recovery of debts of Rs. **20526562/-** (application along with copies of documents etc. annexed). In accordance with sub-section (4) of section 19 of the Act, you the defendants are directed as under :- (i) to show cause within thirty days of the service of summon as to why relief prayed for should not be granted; (ii) to disclose particulars of properties or assets other than properties and assets specified by the applicant under serial number 3A of the original application; (iii) you are restrained from dealing with or disposing of secured assets or such other assets and properties disclosed under serial number 3A of the original application, pending hearing and disposal of the application for attachment of properties; (iv) you shall not transfer by way of sale, lease or otherwise, except in the ordinary course of his business any of the assets over which security interest is created and/ or other, assets and properties specified or disclosed under serial number 3A of the original application without the prior approval of the Tribunal; (v) you shall be liable to account for the sale proceeds realised by sale of secured assets or other assets and properties in the ordinary course of business and deposit such sale proceeds in the account maintained with the bank or financial institutions holding security interest over such assets. You are also directed to file the written statement with a copy thereof furnished to the applicant and to appear before **Registrar** on **17/12/2022 at 10:30A.M.** failing which the application shall be heard and decided in your absence. Given under my hand and the seal of this Tribunal on this date **07/10/2022.**

Signature of the Officer Authorised to issue summons

APPENDIX IV
[See rule 8 (1)]
POSSESSION NOTICE
(for immovable property)

Whereas,

The Authorized Officer of **INDIABULLS HOUSING FINANCE LIMITED ("IHFL")**, under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules, 2002 issued Demand Notice dated **12.03.2018** calling upon the Borrowers **MR. DINESH, MRS. POOJA AND M/S. POWERTECH CONTROL ENGINEERS THROUGH ITS PROPRIETOR MR. DINESH** to repay the amount mentioned in the Notice being **Rs.14,95,792 (Rupees Fourteen Lakhs Ninety Five Thousand Seven Hundred Ninety Two Only)** as on **09.03.2018** against Loan Account No. **HHLVAS00277137** and interest thereon within 60 days from the date of receipt of the said notice. Further the **IHFL** has assigned all its rights, title and interest of the above loan account in favor of **Edelweiss Asset Reconstruction Company Limited** as **Trustee** of **EARC Trust – SC 439** by way of an Assignment Agreement dated **30.09.2021.**

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken **symbolic possession** of the property described herein below in exercise of powers conferred on him under Sub-Section (4) of Section 13 of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on **05.12.2022.**

The Borrower in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property will be subject to the charge of **Edelweiss Asset Reconstruction Company Limited** for an amount **Rs.14,95,792 (Rupees Fourteen Lakhs Ninety Five Thousand Seven Hundred Ninety Two Only)** as on **09.03.2018** and interest thereon.

The Borrower's attention is invited to provisions of Sub-Section (8) of Section 13 of the Act in respect of time available, to redeem the secured assets.

DESCRIPTION OF THE IMMOVABLE PROPERTY

RESIDENTIAL L.I.G. FLAT NO. U. G. – 2, UPPER GROUND FLOOR, BACK SIDE, REAR R.H.S. (WITHOUT ROOF RIGHT), HAVING COVERED AREA OF 400 SQUARE FEET I.E. 37.16 SQUARE METERS, BUILT ON RESIDENTIAL MUNICIPAL PLOT NO.- 703, OLD NO.-293, SITUATED AT RESIDENTIAL COLONY SHYAM PARK MAIN, VILLAGE SAHIBABAD, PARGANA LONI, TEHSIL AND DISTRICT GHAZIABAD.

PLOT NO. 703 IS BOUNDED AS UNDER:
EAST : 30 FEET WIDE ROAD
WEST : PROPERTY DIGAR MALLIK
NORTH : HOUSE DIGAR MALLIK
SOUTH : HOUSE KRISHAN KUMAR DIKSHIT

FLAT NO. U.G.–2 IS BOUNDED AS UNDER:
EAST : COMMON PASSAGE AND FLAT NO. U. G. – 1,
WEST : PROPERTY DIGAR MALLIK
NORTH : PLOT NO. 704,
SOUTH : FLAT NO. U. G. – 3

Sd/-
Authorised Officer
Date : 05.12.2022 **Edelweiss Asset Reconstruction Company Limited**
Place: GHAZIABAD **Trustee of EARC Trust – SC 439**

ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

Aditya Birla Finance Ltd.

Registered Office : Indian Rayon Compound, Veraval, Gujarat - 362266
Branch Office: 1st Floor, Vijaya Building, Plot No. 17, Barakhamba Road, New Delhi 110001

DEMAND NOTICE U/s 13(2)

You the below mentioned borrower has availed loan by mortgaging the schedule mentioned property and you the below mention has stood as borrower/co- borrower guarantor for the loan agreement. Consequent to the defaults committed by you, your loan account has been classified as NPA mentioned below under the provisions of the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (in short SARFAESI Act). We Aditya Birla Finance Limited had issued Demand Notice u/s 13(2) read with Security Interest (enforcement) Rules 2002 as amended to the address furnished by you. The contents of the said notices are that you had committed default in payment of the various loans granted to you. Therefore, the present publication carried out to serve the notice as the provision of Section 13(2) of SARFAESI Act and in terms of provision to the rule 3(1) of the Security Interest (Enforcement) Rules, 2002:

Loan Account no./Name and Address of the Account, Borrower(s) & Guarantor(s)	Details of the security to be enforced	Date of Demand Notice / NPA Date	Amount due as per Demand Notice
Product – Loan Against Property **Loan Account No:ABFLND_LAP0000043184 & ABFLND_LAP0000101615** 1. **Mr. Mahesh Kumar Pritmani,** G-23/103-104, Sector 7, Rohni, Raja Pur Kalan, North West Delhi – 110085 2. **Mr. Kamal Pritmani,**G-23/103-104, Sector 7, Rohni, Raja Pur Kalan, North West Delhi – 110085 3. **Mrs. Lata Pritmani,** G-23/103-104, Sector 7, Rohni, Raja Pur Kalan, North West Delhi – 110085 4. **Mr. Dharamdas,** G-23/103-104, Sector 7, Rohni, Raja Pur Kalan, North West Delhi – 110085 5. **Mr. Harish Kumar Pritmani,** G-23/103-104, Sector 7, Rohni, Raja Pur Kalan, North West Delhi – 110085	All that part and parcel of Property No. 103 & 104, Block and Pocket G-23, Sector 7, New Delhi -110085	29.11.2022 NPA 13th Oct 22	**Rs. 2,87,32,010/-** (Rupees Two Crore Eighty Seven Lakh Thirty Two Thousand Ten Only) i.e. **Rs. 2,44,01,636/-** for Loan Account no. ABFLND_LAP0000043184 and Rs. 43,30,374/- for Loan Account No. ABFLND_LAP 0000101615 by way of outstanding principal, arrears (including accrued late charges) and interest till 28th November 22

You are hereby called upon to pay **Aditya Birla Finance Limited** within the period of 60 days from the date of said demand notice the aforesaid amount with interest and cost failing which **Aditya Birla Finance Limited** will take necessary action under the Provisions of the said Act against all or any one or more of the secured assets including taking possession of secured assets of the borrowers, mortgagors and the guarantors. The power available to the **Aditya Birla Finance Limited** under the said act include (1) Power to take possession of the secured assets of the borrowers/guarantors including the rights to transfer by way of lease, assignment of sale for releasing secured assets (2) Take over management of the secured assets including rights to transfer by ways of lease, assignment or sale and realize the secured assets and any transfer as of secured assets by **Aditya Birla Finance Limited** shall vest in all the rights and relation to the secured assets transferred as if the transfer has been made by you.

In terms of the Provisions of the Section 13(13) of the said act, you are hereby prohibited from transfering, either by way of sale, lease or otherwise (other than in the normal course of your business), any of the secured assets as referred to above and hypothecated/mortgaged to the **Aditya Birla Finance Limited** without prior consent of the **Aditya Birla Finance Limited**

Place: Delhi / NCR
Date: 07.12.2022

Signed by Authorized Officer,
Aditya Birla Finance Limited

DISPATCH ADVERTISEMENT CUM CORRIGENDUM TO THE DETAILED PUBLIC STATEMENT
FOR THE ATTENTION OF THE EQUITY SHAREHOLDERS OF

GRAND FOUNDRY LIMITED

CIN: L99999MH1974PLC017655;
Registered Office: 327, 3rd Floor, Arun Chambers, Tardeo Road, Mumbai 400034, Maharashtra, India.
Phone No.: +91-022-23526315/16/17 | **Email Id:** cs@gfsteel.co.in | **Website:** www.gfsteel.co.in

In compliance with Regulations 3(1) and 4 read with Regulations 13(4), 14(3) and 15(2) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

OPEN OFFER ("OFFER/OPEN OFFER") FOR ACQUISITION OF UPTO 90,91,970 FULLY PAID-UP EQUITY SHARES OF FACE VALUE OF ₹4/- EACH ("EQUITY SHARES"), REPRESENTING 29.88% OF THE PAID UP EQUITY SHARE CAPITAL OF TARGET COMPANY, AS OF THE 10TH WORKING DAY FROM THE CLOSURE OF THE TENDERING PERIOD OF GRAND FOUNDRY LIMITED (HEREINAFTER REFERRED TO AS ("GFL"/ "TARGET COMPANY"/ "TC"), FROM ALL THE PUBLIC SHAREHOLDERS OF TARGET COMPANY, BY MADHU GARG (HEREINAFTER REFERRED TO AS "ACQUIRER") AT A PRICE OF ₹4/- (RUPEES FOUR ONLY) PER EQUITY SHARE, PAYABLE IN CASH, PURSUANT TO AND IN COMPLIANCE WITH REGULATION 3(1) AND 4 OF SECURITIES AND EXCHANGE BOARD OF INDIA (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVERS) REGULATIONS, 2011 AND SUBSEQUENT AMENDMENTS THERETO (HEREINAFTER REFERRED TO AS "SEBI (SAST) REGULATIONS, 2011" OR "SEBI (SAST) REGULATIONS" OR "THE REGULATIONS"). NO PERSON ACTING IN CONCERT FOR THIS OFFER, WITH THE ACQUIRER.

This dispatch advertisement cum corrigendum to the Detailed Public Statement (**"Dispatch Advertisement cum Corrigendum"**) is being issued by **Hem Securities Limited**, the Manager to the Offer (**Manager to the offer/"Manager"**) on behalf of Acquirerin compliance with SEBI (SAST) Regulations, 2011 and subsequent amendments thereto, and the observation letter SEBI/HO/CFD/DCR/RAC-1/P/OW/2022/59284/1 dated November 25, 2022, to amend and supplement the Detailed Public Statement published on October 19, 2022.

THE SHAREHOLDERS OF THE TARGET COMPANY ARE REQUESTED TO KINDLY NOTE THE FOLLOWING INFORMATION RELATED TO THE OFFER:

1. There are no competitive bids to this Open Offer.
2. The completion of dispatch of the Letter of Offer (**"LOO"**) through electric means to all the Public Shareholders of the target Company whose name appeared on the register of members on the Identified date and who have registered their e-mail ids with the Depositories and/or the Target Company, and the dispatch through Physical means to all the Public shareholders of the Target company whose name appeared on the register of members on the Identified date and who have not registered their e-mail ids with the Depositories was completed on December 5, 2022.
3. Please note that a copy of the LOO is also available on the website of Securities and Exchange Board of India (SEBI), www.sebi.gov.in, website of Target Company, www.gfsteel.co.in, website of BSE at www.bseindia.com and website of NSE at www.nseindia.com. Further, in case of non-receipt of LOO, the public shareholders holding equity shares may participate in the offer by providing their application in plain paper to their Selling Broker and tender Shares in the Open Offer as per the procedure along with
   a) In case of physical shares; Name, address, distinctive numbers, folio nos., number of shares tendered/withdrawn,
   b) In case of dematerialized shares: Name, address, number of shares tendered/withdrawn, DP name, DP ID, Beneficiary account no, and a photocopy of delivery instruction in "off marker' mode or counterfoil of the delivery instruction in "off market' mode, duty acknowledged by the DP.
4. Any other materiel change from the date of PA: Nil
5. To the best of knowledge of the Acquirer, there are no statutory approvals required to acquire the equity shares tendered pursuant to the Offer. However, if any other statutory approvals are required or become applicable prior to completion of the offer; the Offer would be subject to such other statutory approvals.
6. Update on the Schedule of Activities:

The revised Schedule of activities pertaining to the offer is set forth below:

Sr. No.	Activity	Original Schedule (Date and Day)	Revised Schedule (Date and Day)
1.	Issue of Public Announcement	Wednesday, October 12, 2022	Wednesday, October 12, 2022
2.	Publication of this Detailed Public Statement in newspapers	Wednesday, October 19, 2022	Wednesday, October 19, 2022
3.	Last date of filing Draft Letter of Offer with SEBI	Friday, October 28, 2022	Friday, October 28, 2022
4.	Last date for Public Announcement for competing offer(s)	Monday, November 14, 2022	Monday, November 14, 2022
5.	Last date for receipt of comments from SEBI on the draft Letter of Offer (in the event SEBI has not sought clarification or additional information from the Manager to the Open Offer)	Monday, November 21, 2022	Friday, November 25, 2022
6.	**Identified Date***	**Wednesday, November 23, 2022**	**Tuesday, November 29, 2022**
7.	Last date for dispatch of the Letter of Offer to the shareholders of the Target Company whose names appear on the register of members on the Identified Date	Wednesday, November 30, 2022	Tuesday, December 06, 2022
8.	Last date by which a committee of independent directors of the Target Company is required to give its recommendation to the shareholders of the Target Company for this Open Offer	Friday, December 02, 2022	Thursday, December 08, 2022
9.	Last date for upward revision of Offer Price and/ or Offer Size	Monday, December 05, 2022	Friday, December 09, 2022
10.	Date of publication of Open Offer opening public announcement in the newspapers in which Detailed Public Statement has been published	Tuesday, December 06, 2022	Monday, December 12, 2022
11.	**Date of Commencement of Tendering Period (Offer Opening Date)**	**Wednesday, December 07, 2022**	**Tuesday, December 13, 2022**
12.	**Date of closure of Tendering Period (Offer Closing Date)**	**Tuesday, December 20, 2022**	**Monday, December 26, 2022**
13.	Last date for publication of post Open Offer public announcement in the newspapers in which Detailed Public Statement has been published	Tuesday, December 27, 2022	Monday, January 02, 2023
14.	Last date of communicating the rejection/ acceptance and completion of payment of consideration or refund of Equity Shares to the Public Shareholders of the Target Company	Tuesday, January 03, 2023	Monday, January 09, 2023
15.	Last date for filling the post Open Offer report with SEBI	Tuesday, January 10, 2023	Monday, January 16, 2023

**Identified Date is only for the purpose of determining the names of the shareholders as on such date to whom the Letter of Offer would be sent. All owners (registered or unregistered) of equity shares of the Target Company (except the Acquirer) are eligible to participate in the Offer any time before the Closure of the Offer.*

The Acquirer accepts full responsibility for the information contained in this Corrigendum to the DPS and also for the obligations of the Acquirerlaid down in the Regulations, as amended.

All the other terms and conditions remain unchanged. Capitalized terms used in this announcement, but not defined, shall have the same meaning assigned to them in the PA, DPS and LOF

This Corrigendum is expected to be available on the SEBI website at www.sebi.gov.in.

For further details, please refer to the Letter of Offer issued by the Acquirer.

Issued by Manager to the Offer on behalf of Acquirer:

Hem Securities Ltd.

Hem Securities Limited
904, A Wing, Naman Midtown, Senapati Bapat Marg, Elphinstone Road, Lower Parel, Mumbai 400013, Maharashtra, India.
Tel. No.: +91- 022- 49060000/0141-4051084;
Email: ib@hemsecurities.com/sourabh.g@hemsecurities.com
Website: www.hemsecurities.com
Contact Person: Mr. Sourabh Garg
CIN: U67120RJ1995PLC010390
SEBI Regn. No. INM000010981

For Acquirer
Sd/-
Madhu Garg
Place: Delhi **Date:** December 6, 2022

AAVAS FINANCIERS LIMITED

(Formerly known as Au HOUSING FINANCE LIMITED) (CIN:L65922RJ2011PLC034297)
Regd. & Corp. Office: 201-202, 2nd Floor, South End Square, Mansarovar Industrial Area, Jaipur. 302020

POSSESSION NOTICE

Whereas, The undersigned being the Authorised Officer of **AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED")** under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred upon me under section 13(12) read with Rule 9 of the Security Interest (Enforcement) Rules 2002, issued a Demand Notice calling upon the borrowers mentioned herein below to repay the amount mentioned in the respective notice within 60 days from the date of receipt of the said notice. The borrowers having failed to repay the amount, undersigned has taken possession of the properties described herein below in exercise of powers conferred on me under Section 13(4) of the said Act read with Rule 9 of the said rules on the dates mentioned as below.

The borrower and guarantor in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the property will be subject to the charge of the **AAVAS FINANCIERS LIMITED (Formerly known as "AU HOUSING FINANCE LIMITED")** for an amount mentioned as below and further interest thereon.

Name of the Borrower	Date & Amount of Demand Notice	Description of Property	Date & Type of Possession
AMARJIT SINGH, BHAGAVANT KAOUR (A/c No.) LNDEL00316-170033153	18 Aug 21 ₹ 557200.41/- Dues as 18 Aug 21	UPPER GROUND FLOOR, FLAT NO A-3, NEAR SECTOR-85, NOIDA HANS APARTMENT, YAKUBPUR, PARGANA DADRI, GAUTAM BUDDHA NAGAR, UTTAR PRADESH, **Admeasuring 250 Sq. Ft.**	Physical Possession Taken on 30 Nov 22

Place : Jaipur **Date: 07-12-2022** **Authorised Officer Aavas Financiers Limited**

बैंक ऑफ़ इंडिया
Bank of India BOI

POSSESSION NOTICE
See Rule 8(1)

Branch : Aligarh SSI, Niranjan puri, Ramghat Road, Aligarh

Notice is hereby given under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under 13[12] read with Rule 3 of the security interest [Enforcement] Rules, 2002, calling them to repay the amount within 60 days from the date of receipt of the said notice. The borrower/guarantor having failed to repay the amount, notice is given to the under noted Borrower/Guarantor and the public in general that the undersigned has taken **Symbolic Possession** of the properties described herein below in exercise of the power conferred on him/her under Section 13[4] of the said Act read with rule 8 & 9 on the dates mentioned hereunder. The borrower in particular and the public in general is hereby cautioned not to deal with the properties and any dealings with the properties will be subject to the charge of the Bank of India, for an amount including interest & other charges thereon mentioned against each account herein below. The borrower's attention is invited to provisions of sub-section (8) of section 13 of Act., in respect of time available, to redeem the secured assets.

Name of the Borrower/Guarantor	Description of Properties Mortgaged/Owner of the properties	Date of Possession	O/S as per notice U/S 13(2)Date of Demand notice
Borrower- M/S Rajesh Enterprises, Prop.- Mr. Chunni Lal S/o Mahavir Singh	All the stock of coal, Iron Brick & GI Junction Boxes & their receivables	02.12.2022	₹ 32,88,875.42 + Int. & other charges 20.07.2022

Date: 07-12-2022 **Authorised Officer, Bank of India**

KOTAK MAHINDRA BANK LIMITED

Registered Office: 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051
Branch Office: 1/11, 1st Floor, East Patel Nagar, New Delhi – 110 008 **Corporate Identity Number** - L65110MH1985PLC038137

E – AUCTION SALE NOTICE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) read with proviso to Rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and / or Mortgagor (s), that the below described immovable property(ies) mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Possession of which has been taken by the Authorised Officer of the Secured Creditor on **27.01.2022**, will be sold through E-Auction on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", and "WHATEVER THERE IS BASIS "on **23rd December, 2022** for recovery of **for recovery of Rs 22,45,90,168/- (Rupees twenty two Crore Forty Five Lakhs Ninety Thousand One Hundred And Sixty Eight Only) as on 31st August 2017** together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Borrower/s namely **M/s Petrolube India Ltd Principal Borrower now in Liquidation - Represented through Liquidator Mr. A.K.Gupta and 1. Mr. Hari Ram Gupta (Ex Director), 2. Mr. Arpit Gupta (Ex Director), 3. Mr. Prateek Gupta (Ex Director).**

The details / description of Immovable Properties put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Name of Mortgagor	Details of Immovable property put up for E-Auction	Reserve Price INR/ Earnest Money Deposit
M/s Petrolube India Ltd. (under liquidation)	All that piece and parcel of Industrial property No 19/3, out of Khasra number 19/3 situated in the colony known as New Ram Nagar, in the village Kamruddin Nagar, Nangloi, Delhi-110041 together with the superstructure built on the plot of land aggregate admeasuring 260 Square yards	Rs.76,75,000 /- (Rupees Seventy Six Lakh Seventy five thousand only) Rs.7,67,500/-(Rupees Seven Lakhs Sixty seven thousand Five hundred only)

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the said property on 16th December 2022 between 01:00 PM to 4:30 PM through his Authorised representative/agent. **Important Terms and Conditions: 1.** The E - Auction shall be conducted only through "On Line Electronic Bidding" through website www.bankeauctions.com on 23rd December, 2022 between 11:00 A.M. to 12:00 Noon with unlimited extensions of 5 minutes duration each. For details about E-Auction, the intending bidders may contact M/s C1 India Pvt. Ltd, 3rd Floor, Plot No. 68, Sector-44, Gurgaon, Haryana, contact person **Mr. Vinod Chauhan- 98138-87931, Email: delhi@c1india.com and support@bankeauctions.com. Helpline No. +91-124 4302020\ 2021\ 2022\2023\2024. Support Mobile No's + 91-7291981124\25\26. 2.** The intending bidders may visit the Bank's official website - https://www.kotak.com/en/bank-auctions.html and/or https://auctions.kotak.com for auction details and for the terms and conditions of sale. **3.** For detailed terms and conditions of auction sale, the bidders are advised to go through the portal https://www.bankeauctions.com and the said terms and conditions shall be binding on the bidders who participate in the bidding process. **4.** It is requested that the interested Bidder/s are required to generate the login ID and password from the portal https://www.bankeauctions.com before uploading the bid and other documents. **5.** The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents of the Bidder/s on the portal https://www.bankeauctions.com on or before 22nd December, 2022 upto 4.00 P.M. and the scanned copies of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent by mail to manu.shrotriya@kotak.com and vikram.sharma@kotak.com. The Bidder shall write the subject of the email **"For purchase of Property in the account of "M/s Petrolube India Ltd" 6.** Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s. C1 India Pvt. Ltd., on above mentioned contact numbers. **7.** Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of **Account No. 06410125272001, Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958,** on or before 22nd DECEMBER, 2022 upto 4.00 P.M. In NEFT/RTGS/FUND TRANSFER shall only be done from the account/s of the intending bidder/s only. In case of a delay in depositing the EMD and / or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorised Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the scheduled cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest. **8.** The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of Rs 1,00,000 /- (Rupees One Lakhs Only). **9.** In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes.**10.** The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of E - Auction, in the mode stipulated as above. The balance 75% of the highest bid amount shall have to be deposited within 15 days from the date on which the acceptance /confirmation of sale is conveyed to such successful bidder or such extended period which shall be at the sole discretion of the Authorised Officer and within the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002. Please note that the time line for payment of the sale consideration would not be extended the successful auction purchaser will not have any right to claim FORCE MAJURE, in the event he fail to make the payment within stipulated timelines for any reason whatsoever. **11.** The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his favour subject to realisation of entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E- Auction and confirmation by the Secured Creditor to that effect.**12.** If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on the amounts deposited. The Authorised Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction property/ies. **13.** On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorised Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims. **14.** The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained. **15.** The EMD amount, to the unsuccessful bidder/s, shall be returned by Kotak Mahindra Bank Ltd, in their accounts by way of RTGS / NEFT / Funds Transfer, within 10(Ten) working days and without any interest. **16.** The Authorised Officer has the absolute right to accept or reject a bid or postpone/cancel the notified E – Auction Sale without assigning any reason. In the event of postponement/cancellation of the E – Auction Sale after submission of the bids, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected, Authorised Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty. **17.** If any bidder intends to bid for more than 1 property under auction, then the bidders has to submit separate bids for each of the properties by following the process as mentioned above.**18.** The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorised Officer / Secured Creditor, but the Authorised Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation. It is clarified that, this invitation purports to invite prospective bidders and does not create any kind of binding obligation on the part of the Authorised Officer or Kotak Mahindra Bank Ltd. to effectuate the Auction. The Authorised Officer reserves the right to cancel or modify the process and / or not to accept and / or disqualify any Interested party / potential investor / bidder without assigning any reason and without any liability. **19.** Any other encumbrances are not known to the Bank except the pendency of (a) Comp Petition No (IB)-343(ND) of 2017 before Hon'ble NCLT Delhi,(b) SA No: 396/2021 on the file of Hon'ble Debts Recovery Tribunal – I, Delhi (c) SA No 80/2021 (d) SA No 74/2019 before Hon'ble DRT-I, Delhi. The intending bidder is advised to make independent enquiry regarding dues of local Authority i.e Municipal Taxes, Maintenance/society charges, Electricity and water Charges and any other dues or Taxes, including Transfer Charges/Fee. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of property Auctioned. The intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc. In the event, there is any order subsequent to auction proceedings, at any stage of till sale certificate registration and handing over of possession, including but not limited to restraining bank from further proceedings, bank on its discretion will refund the money deposited so far without any interest and/or damages and/or claims and no communication will be entertained whatsoever in the nature **20.** In the event, bidder is declared as successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by any Court / Tribunal, at any stage of till the issuance of sale certificate and handing over of possession, including but not limited to restraining bank from further proceedings, then the bidder shall not have any right to claim refund of the EMD/amount so deposited by him /her or any interest over the amount deposited towards sale of the property. The Bank on its sole discretion will refund the money deposited, without any interest and/or damages and/or claims and no communication will be entertained whatsoever in the nature. **21.** All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser. **22.** All outgoings charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the property put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely. **23.** All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the property under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before registration of the Certificate of Sale. However at the sole discretion of the Authorised Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future. **24.** As per Section 194-A of the Income Tax Act, 1961, TDS shall be applicable on the sale proceeds if the sale consideration is Rs.50,00,000.00 (Rupees Fifty Lakhs only) and above. The Successful bidder/purchaser shall deduct and deposit, the applicable TDS (1%) in favour of Mortgagor M/s PETROLUBE INDIA LTD PAN No AAACP7805M, from the sale price and deposit the same with Income Tax Department. Furthermore, only 99% of the sale price is to be remitted to the Bank. The Sale certificate will be issued by the Bank in favour of successful bidder/ purchaser , only upon the receipt of form 16B , Form 26QB and Challan evidencing the deposit of such TDS. **25.** Sale will strictly be on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS"** on the terms and conditions as mentioned herein, however the Authorised Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records and Municipal Records and any administrative Government records relating to the concerned Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submiting the bid for the concerned Property. Please note that the Bank/Authorised Officer/Secured Creditor does not in any way guarantee or make any representation with regard to the fitness/title of the property/ies/assets under auction. Sale/auction will be strictly on no recourse basis. **26.** If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrower/s/Guarantor/s/Mortgagor/s, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorised Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/ discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. **27.** The Borrower/s attention is invited to the provisions of sub-section 8 of section 13 of the Act in respect of time available, to redeem the secured asset. If the dues of the bank together with all costs, charges and expenses incurred by the Bank or part thereof or amount higher than the Reserve Price or amount higher than Highest Bidding Value arrived at after the Inter-se Bidding, as may be acceptable to the bank, are tendered / commited to be tendered by / on behalf of the Borrower/s/Guarantor/s/Mortgagor/s even through their Agents/Buyers/Investors, identified by them, at any time on or before the date fixed for Auction /Sale or on same date of Auction or before/after completion of Biding formalities including the declaration of Highest Bidder and even after the issuance of the Sale Confirmation Letter but before the issuance of Sale Certificate to the Successful bidder, the auction / sale of asset may be cancelled at the sole discretion of the Authorised Officer and without assigning any reason. The Authorised Officer reserves the right to accept or reject any/ all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final. No counter-offer/conditional offer/conditions by the Bidder and/or Successful-Bidder will be entertained. The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions. **28.** The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions. **29.** The bidders should ensure proper internet connectivity; power back up etc., The Bank shall not be liable for any disruption due to internet failure, power failure, or technical reasons or reasons / contingencies affecting the E-Auction proceedings. **30.** Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any person in respect of the property/ies put for sale. **31.** The present notice is also uploaded on the Bank's official website i.e. www.kotak.com and interested parties can visit the same also. **32.** In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity. **33.** For further details kindly contact Authorised Officer Mr. Manu Shrotriya (Mobile no. +919667220601) or Officer of Bank Mr. Vinod Bharani (Mobile No: 9810004107) and Mr. Vipul Dubey (Mobile No. +91-8377905113).

STATUTORY 15 DAYS SALE NOTICE UNDER RULES 6(2), 8(6), 8(7) & 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

The borrower/guarantors/mortgagors are hereby notified to discharge the liability in full and pay the dues as mentioned above along with up to date interest and expenses within 15 (fifteen) days from the date of this notice failing which the "Secured Asset" (mentioned above) will be sold as per the terms and conditions mentioned above..

Place: Delhi, Date: 05.12.2022 **For Kotak Mahindra Bank Limited, Authorised Officer**